

Delegated Report		Analysis sheet		Expiry Date:		13/02/2012	
		N/A / attached		Consultation Expiry Date:		26/01/2012	
Officer				Application Number(s)			
Andrew Forrest				2011/6045/P			
Application Address				Drawing Numbers			
Land adjacent to 4 St Augustine's Road London NW1 9RN				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Use of the site for a car valet business (Class B2)							
Recommendation(s):		Refuse Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	24	No. of responses	27	No. of objections	27
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was displayed between 23/12/2011 – 13/01/2012 and a public notice was advertised in the local newspaper between 05/01/2012 – 26/01/2012. A total of 27 objections to the application were received. The objections can be summarised as follows: -</p> <ul style="list-style-type: none"> • Unsuitable for Conservation Area and its gateway • Out of keeping with character of the area • Create additional traffic congestion in the area • Increase number of vehicles • Conflict with 274 Bus and Re-cycling point • Conflict with traffic island and bus stops on Agar Grove/Murray Street • Safety issues for pedestrians and cyclists • Create noise disturbance • Deterioration in air quality (exhaust emissions) • Soiled water getting into the drainage system • Demand on water reserves and a waste of water • Risk of flooding • Car wash valet services already exist elsewhere notably Camden Road/St Pancras Way 					

	<ul style="list-style-type: none"> • Site more suited to residential use • Application incomplete fails to show how the employees will be serviced • Application not being made by the owner
<p>CAAC/Local groups* comments: *Please Specify</p>	<p>Camden Square CAAC - The Camden Square Conservation Area Advisory Committee (C Sq CAAC) objects to the proposal to use the site of 4 St Augustine s Road as a car wash. The site has been abused for over a year as an illegal recycling plant and is now squatted. It has been surrounded by boarding and portacabins and structures have been built inside the compound. The site should be cleared, with the boarding removed as a condition of any further commercial activity. The application is incomplete as it fails to explain how the employees will be serviced: what shelter will be provided, where the toilets will be and where the equipment will be stored and secured. It does not detail what noise will be generated by the car was activities. Vehicles waiting in Agar Grove will form a major traffic block on this key East /West traffic route. Vehicles waiting or exiting on St Augustine s Rd will cause major congestion at this very busy pinch point with Murray Street. This application is not being made by the owner. The application should be refused, building should not be allowed on the site prior to re-development. It is understood that the owner is planning to re-submit a revised proposal for this site in the next month. In the mean time the Camden officers should concentrate in evicting the squatter and getting the site cleared. This very sensitive site at the entrance to the Conservation Area. The whole of the site must be kept clear. It is not suitable for the sort of activity which a car wash would generate.</p>

Site Description

The application site is a triangular piece of land that is straddled by St Augustine's Road and Agar Road and converges at the juncture of these two roads and Murray Street. The rear of the site is bound by 4 St Augustine's Road a residential property. The site is currently occupied by a mixture of portacabins, caravans and containers which do not have the benefit of planning permission. The boundary treatment consists of a mixture of a brick built wall with wire mesh fencing above. The site has a metal gated vehicular access to both Agar Grove and St Augustine's Road.

The surrounding area is predominantly residential in character and appearance. The site is located at the entrance to the Camden Square Conservation Area.

Relevant History

2008/2989/P - Erection of basement and part three, four and five storey building to create nine residential units (Class C3) and associated parking and landscaping. Withdrawn

2008/4783/P - Erection of basement and part three, four and five storey building to create nine residential units (Class C3) plus associated disabled parking, cycle and refuse stores and landscaping. Refused - 01//07/2009. Appeal Dismissed 01/02/2010. Committee report advised that site was vacant and had no authorised use.

2005/5127/P- Use of the existing vacant site for car/van hire with ancillary single storey office building – Refused 03/05/2006

2005/0872/P – Use of existing vacant site for car/van hire with ancillary portacabin – Refused 31/08/2005

9300258 - Change of use of the site from builders merchants to builders yard. Granted 01/03/1993 for limited period to 23/09/96

8802284 - Continued use of the site for the storage and sale of new and used building materials Granted 21/06/1988 for limited period to 1st July 1991.

8500495 – Use of site for the storage and sale of new and used buildings materials. – Granted 18/07/1985 for limited period to 01/07/88

87/01325 – retention of single storey studio for storage purposes. Granted 21/06/1988

ENV/11/0727 – enforcement enquiry re use of the site.

Relevant policies

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS13 - Tackling climate change through promoting higher environmental standards

CS14 – Promoting high quality places and conserving our heritage

CS16 – Improving Camden’s health and well being

CS19 – Delivering and monitoring the core strategy

DP13 – Employment sites and premises

DP16 – The transport implications of development

DP17 – Walking, cycling and public transport

DP18 – Parking Standards and limiting availability of car parking

DP19 – Managing the impact of parking

DP21 – Development connecting to the highway network

DP23 – Water

DP25 – Conserving Camden’s heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP28 – Noise and vibration

DP29 – Improving access

Camden Planning Guidance 2011

Camden Square Conservation Area statement

Assessment

Proposal

1.0 The application seeks the change of use of a parcel of land from a builder’s yard to a car valeting use. Therefore the proposal would retain an employment use on the site and would therefore be a consistent use of the site. However the planning history would suggest that the site was vacant in 2009 and the current use of the site is unauthorised.

1.1 The application form states that the car valet business would employ 3 full time employees. It states the existing number of employees is 1. The operation would take place between 08:00am – 07:00pm Monday to Saturday and 09:00am – 06:00pm Sundays. The existing hours of the building yard are not stated. The application form states that the development would provide 10 car parking spaces and that the existing number is 6 meaning an increase of 4 spaces. The design & access statement states that the ingress access will be Agar Road and the egress access St Augustine’s Road

1.2 These are the only details of the proposed use provided by the applicant and it is considered that there is insufficient information to positively support this application.

Assessment

1.3 The applicant has failed to demonstrate how the application would not harm the amenity of neighbouring occupiers. It is considered likely that the operation would give rise to increase noise levels in close proximity to residential properties both through the noise of jet sprays and vacuum cleaning devices to valet the cars and increased levels of traffic noise from cars visiting the site.

1.4 The applicant has failed to demonstrate how the intensity of the use would not harm the free flow of existing traffic on Agar Grove, Augustine’s Road and Murray Street. The existing access points to the site not only cross the pavement and therefore the line of pedestrian movement but also in the case of Agar Grove a bus stop and the route of the 274 bus and in St Augustine’s Road the access is

adjacent to car parking bays.

1.5 It has not been demonstrated how the number of vehicles entering and exiting the site would affect the access and whether the access is adequate or if the development would present danger to highway or pedestrian safety or result in congestion or the impediment of free-flowing traffic in the vicinity of the site.

1.6 It has not been demonstrated how the increased parking on site would affect circulation on the site or whether the parking would result in cars backing out on to the highway and resulting in obstruction to the free-flow of vehicular traffic and creating congestion.

1.6 It has not been demonstrated by the applicant how any trade effluents would be disposed off and how contamination of any water/drainage systems would be avoided.

1.7 It has not been demonstrated or indicated how the site would serviced in terms of site coverage of buildings and other structures and how this would impact on the character and appearance of the conservation area and as such in its present form it is considered that it is not possible to conclude anything other than that the proposal would neither conserve or enhance the Camden Square Conservation Area to which the site provides an important impression and gateway.

1.8. It should also be noted that a land registry search on the site shows that the site is owned by a DAMSONETTI UK LIMITED. Therefore as they are not the applicant they should have been served notice under certificate B of the planning which they appear to have not. Therefore the application is technically invalid.

Recommendation

2.0 Refuse planning permission.

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